

**IS YOUR LIFE  
AN ENDLESS  
RUSH HOUR?**



# SET YOUR OWN PACE

The city of dreams. The maximum city. The city that never sleeps. Call it by any name. It still won't measure up to the spirit that Mumbai stands for. Always brimming with abundance. Always moving. Forever growing. Career opportunities, diversity, culture, entertainment and lifestyle, Mumbai's got it all.

However, in recent years, life in the maximum city is taking a toll on everyone.

With the population continually expanding, commuting and experiencing the charm of the city have become increasingly difficult. What if, there is a way to cut down on the rush and enjoy life and experience Mumbai at its fullest?



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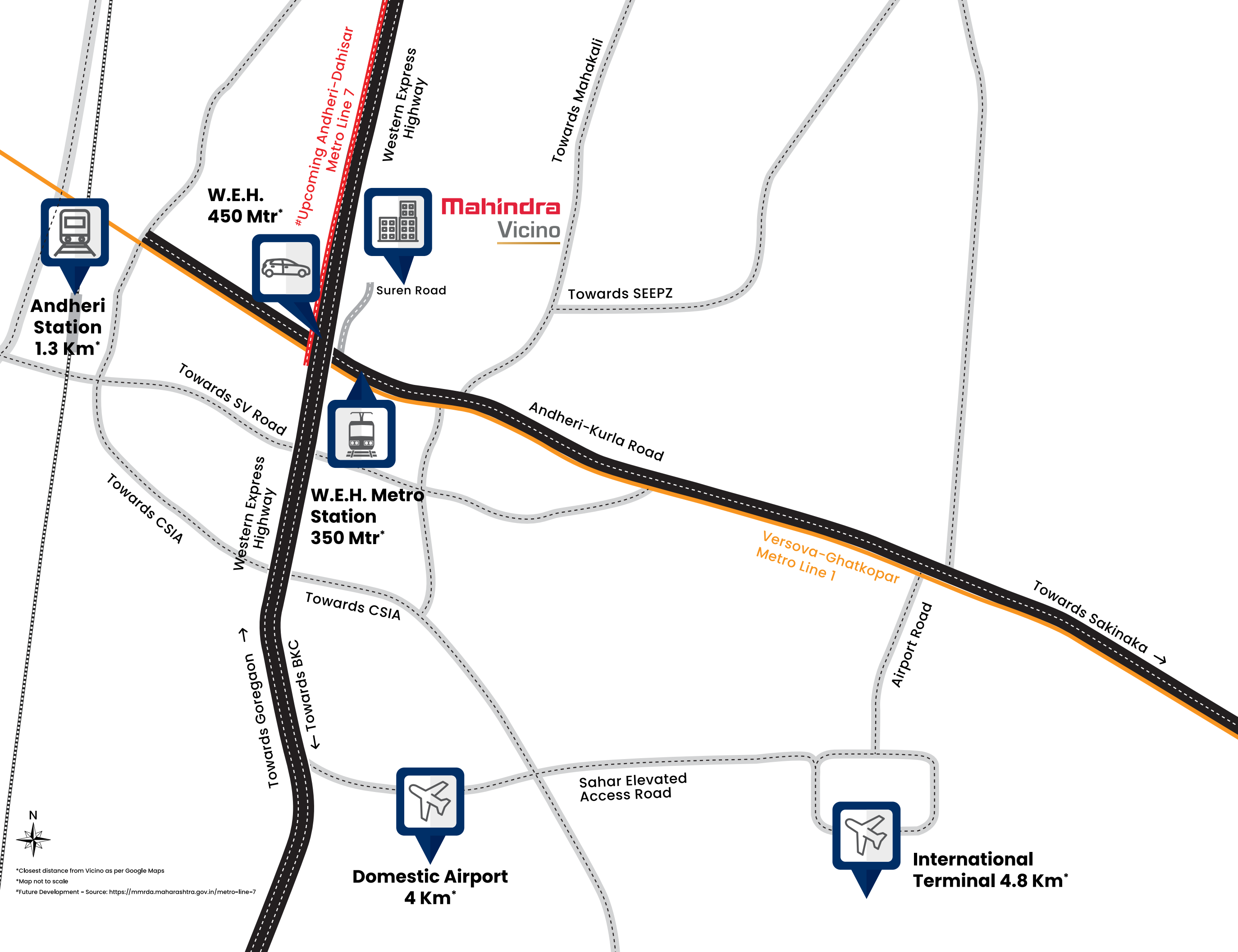
# Mahindra Vicino

Andheri (E)

**UNRUSH LIFE**

**UNRUSH. BECAUSE  
THE EPICENTER OF CONNECTIVITY  
IS RIGHT HERE.**

**UNRUSH.  
BECAUSE  
DESTINATIONS  
ARE JUST  
A STONE'S  
THROW AWAY.**





## CONNECTIVITY

W.E.H. Metro Station	350 MTRS.
Andheri Station	1.5 KMS.
W.E.H.	450 MTRS.
SEEPZ	3 KMS.
Powai	6.9 KMS.
MIDC	1.7 KMS.
Domestic Airport	3.5 KMS.
International Airport (T2)	3.7 KMS.

## BUSINESS

Solitaire Corporate Park	1.2 KMS.
TCS Banyan Park	100 MTRS.
Technopolis Knowledge Park	1.3 KMS.
Leela Business Park	2.2 KMS.
P&G	850 MTRS.
Bisleri International Private Limited	1.6 KMS.
HUL	850 MTRS.

## EDUCATION

Bombay Cambridge School	2.2 KMS.
Dominic Savio High School	2.4 KMS.
Holy Family High School	1.1 KMS.

## HEALTHCARE

Seven Hills Hospital	4.0 KMS.
Holy Spirit Hospital	2.5 KMS.

## LIFESTYLE

The Lalit	3 KMS.
Hyatt Regency	3.3 KMS.
Courtyard Marriott	1.2 KMS.
ITC Maratha	3.1 KMS.

## ENTERTAINMENT

PVR	350 MTRS.
Carnival Cinema	1.8 KMS.

**UNRUSH.  
BECAUSE THE SOUND OF  
SILENCE REIGNS OVER  
THE SOUND OF THE CITY.**

**Mahindra Vicino**  
Andheri (E)



"The common areas, facilities and amenities in the project – Vicino, as shown in this plan, will be ready and made available for use only upon completion of entire development of project Vicino."

**Large – sized 1, 2 & 3 BHK Homes**

1. Entry & Exit
2. Seating Area
3. Basketball Hoop
4. Entrance Lobby
5. Reflexology Path
6. Multipurpose Hall
7. Rooftop Swimming Pool
8. Open Gym
9. Kids' Play Area
10. Indoor Gym
11. Indoor Games Room
12. Spa
13. Multipurpose Lawn
14. Nature Trail
15. Security Gate
16. Electrical Services
17. Drivers' Waiting Area
18. Organic Waste Converter

# UNRUSH.

Because now the  
conversations will be endless  
and the memories, priceless.



Rendered image for representation only

# MASTER BEDROOM

It's no less than art,  
a bedroom inspired by  
the grand canvas of  
your dreams.

Unrush. Because life takes a pause here to absorb the sheer space and expansive green views from the comfort of your large-sized deck in the master bedroom. Here's to your mind palace where you delve deep into your ideas, create those wonderful thoughts or just be yourself, excelling in the art of doing nothing. Your haven to come back to, after a hard day's work.

\*In select apartments only



Rendered image for representation only



# UNRUSH.

Because your weekend specials will now be on your weekday platter.



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# UNRUSH.

Because there's always  
room for more.  
Study. Store. Play.



Rendered image for representation only

# UNRUSH.

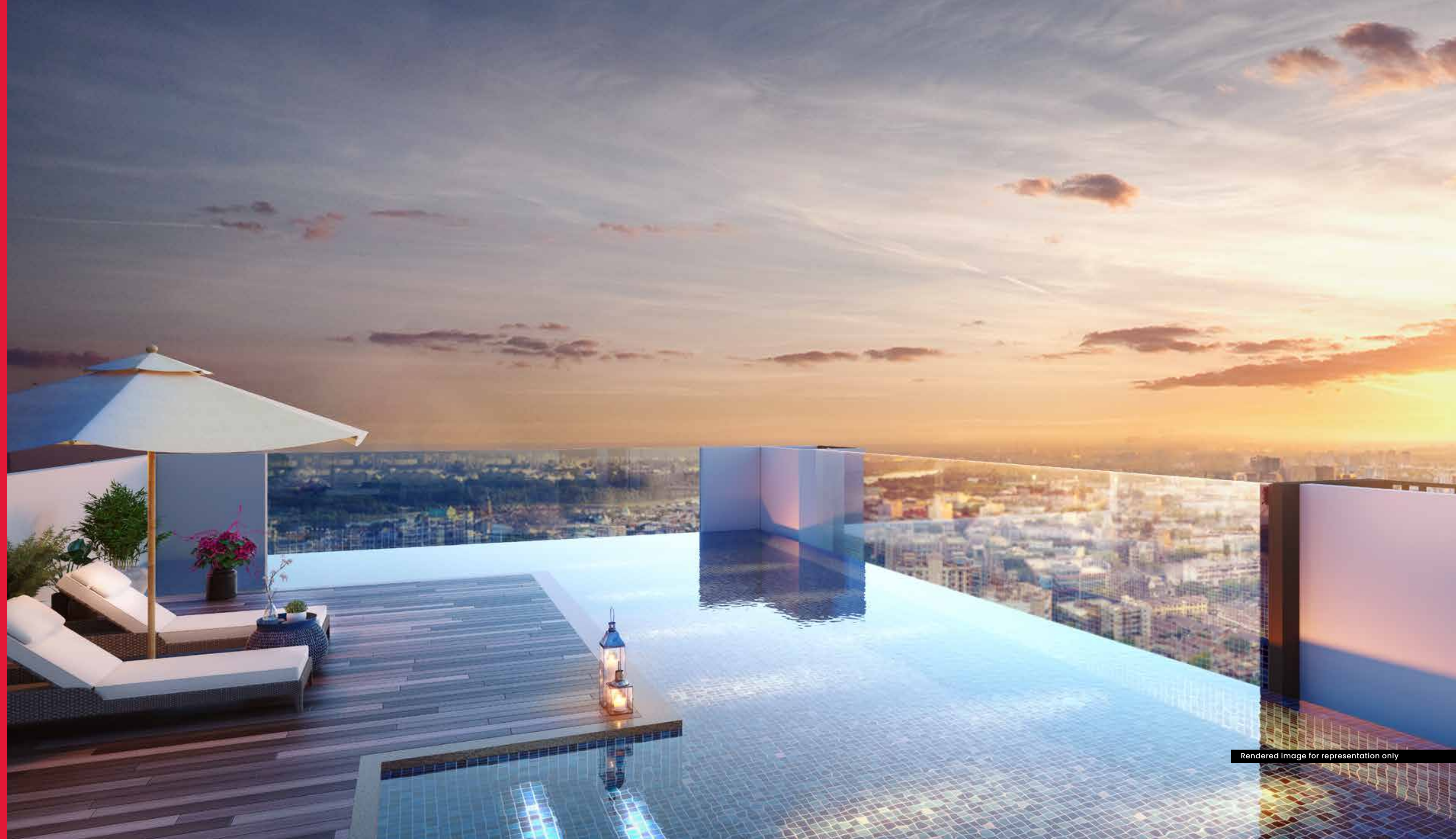
Because those playful family moments will now get the perfect space.



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# UNRUSH & UNWIND

at the Rooftop Swimming Pool

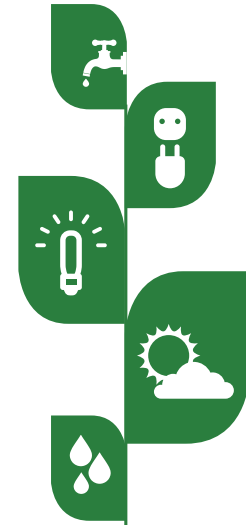


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# LET'S RUSH TOWARDS A GREENER FUTURE, TOGETHER.

Mahindra Lifespaces believes in sustainable urbanisation to make our future green and healthy. When you choose Vicino, you also choose a greener and brighter tomorrow.

<sup>^</sup>basis CFD analysis  
<sup>\*</sup>We do not provide any lighting fixture inside individual units  
<sup>#</sup>Disclaimer – results awaited



## SAVE ON LIFECYCLE COSTS

- 1 Savings on electricity through:
  - ↳ Energy efficient walls and roofs
  - ↳ Adequate daylight (100 lux) for more than 50% of living areas
  - ↳ Artificial lighting design – Provision for optimised task specific lighting levels\*
- 2 Effective wall to window area resulting in approximately 50% of the living areas well ventilated<sup>^</sup>
- 3 Healthy indoors through low VOC paints



## EASY ACCESSIBILITY

- ↳ Basic social infrastructure in proximity to help reduce carbon emissions



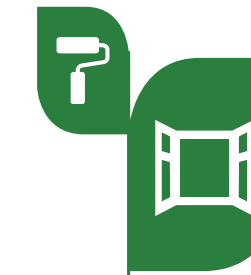
## LIVE GREEN

- ↳ More than 50% rainwater harvested, recharging the ground water table
- ↳ Common area lighting provided by Solar PV
- ↳ Water treated through Sewage Treatment Plant reused for flushing and gardening



## FOR THE DIFFERENTLY ABLED

- ↳ Preferred parking
- ↳ Ramps with grab bars for easy access in common areas



## HEALTHY INDOORS

- ↳ Low VOC paints or adhesives to keep indoor air quality better
- ↳ Adequately ventilated



## WASTE TO WEALTH

- ↳ Use of treated organic waste as manure for landscaping
- ↳ Provision for dry and wet waste segregation

- We recommend using eco-friendly / BEE star-rated ACs which are more energy efficient
- Recommended task specific lighting levels can be referred from Customer Assist

#Registered under IGBC Green Homes (V2, 2012)



# SPECIFICATIONS MATERIAL

<b>Flooring</b>	Living, dining, bedroom and kitchen	Natural Stone for living/dining, Vitrified tiles for bedrooms and kitchen
	Bathrooms	Antiskid Vitrified/ceramic tile
	Passage/ Lift Lobby	Vitrified Tiles
	Balcony	Antiskid Vitrified/Ceramic Tiles
<b>Walls &amp; Ceiling</b>	Exterior walls	Exterior grade paint
	Internal walls in Living/Dining/Bedroom	Gypsum plaster with internal paint
	Internal walls in Kitchen	Gypsum plaster with internal paint. Ceramic tile upto 600mm above kitchen counter only.
	Toilets	Dado for Toilets: Vitrified / Ceramic Tiles up to false ceiling.
	Balcony Wall Finish	Exterior grade paint
	Ceiling in Living/Dining/Bedrooms/Kitchen	With internal paint
	Ceiling In Toilet	False Ceiling
	Balcony Ceiling	Putty with Paint
<b>Sanitary and CP Fittings</b>	WC	Premium Quality WC
	Wash basin	Premium quality with natural stone counter
	Kitchen sink	Single Bowl SS Sink
	Bib Tap	Premium quality CP fittings
	Water Supply for Washing Machine	Provision is done

# SPECIFICATIONS MATERIAL

<b>M&amp;E Works</b>	Concealed electrical wiring & standard electrical fittings
	TV & Telephone point in living room
<b>Others</b>	Provision & Installation of Exhaust Fan in Kitchen & Toilet
	Provision for wiring & Plumbing in toilets for geyser. No geyser unit to be given
	RCC structure and walls constructed using CLC /AAC Blocks
<b>Doors &amp; Windows</b>	Granite Platform in the Kitchen
	Standard Fire rated door for main doors.
	Standard Door for bedroom & toilet doors.
	Windows – Aluminum windows.
	Stainless steel glazed balcony railings

# VIVANTE: THE SUCCESS STORY NEXT DOOR.

Vivante, a project by Mahindra Lifespaces, is located next door to Vicino. Location, is just one of the things that it shares with Vicino. Spread across 5,139.51 SQ.MTRS, Vivante hosts 1, 2 and 3 BHK homes, spanning 3 towers and 13 floors. All the units of Vivante were sold out before its completion, making it a huge success. Vicino, is an attempt to enhance this already successful project. Here's an opportunity to all those who missed out the first time around to make a home at this extremely well connected and beautiful living space.



# A FEW OF OUR OTHER PROJECTS.



Roots, Mumbai

For more details visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com)



Luminare, Sector 59, Gurgaon



Centralis, Pune

All projects are RERA certified.



Antheia, Pune\*



Windchimes, Bengaluru\*



Bloomdale, Nagpur\*



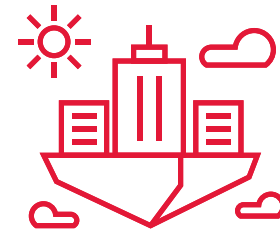
Aquality, Chennai#

\*RERA certified. #OC recieved.



# THE MAHINDRA LEGACY: BALANCING INNOVATION WITH TRUST.

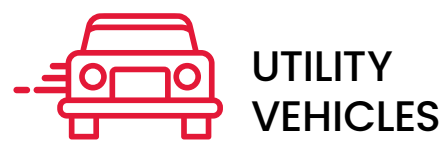
PIONEER IN  
**BUILDING SMART**  
FEDERATION OF COMPANIES



**WORLD'S LARGEST  
TRACTOR COMPANY**  
BY VOLUME



LEADERSHIP POSITION IN INDIA



UTILITY  
VEHICLES



INFORMATION  
TECHNOLOGY



FINANCIAL  
SERVICES



VACATION  
OWNERSHIP

STRONG PRESENCE ACROSS VERTICALS



AGRI-  
BUSINESS



COMMERCIAL  
VEHICLES



CONSULTING  
SERVICES



LOGISTICS



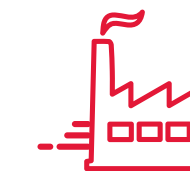
REAL ESTATE



AEROSPACE



ENERGY



INDUSTRIAL  
EQUIPMENT



DEFENCE



TWO  
WHEELERS

**OVER 2,60,000+**  
EMPLOYEES ACROSS 100 COUNTRIES



# MAHINDRA LIFESPACES. ACROSS THE NATION.



OUR DEVELOPMENT FOOTPRINT SPANS **28.2 MN. SQ. FT.**  
OF COMPLETED, ONGOING AND FORTHCOMING RESIDENTIAL  
PROJECTS ACROSS 7 INDIAN CITIES

**5000 ACRES** OF ONGOING AND FORTHCOMING  
PROJECTS UNDER DEVELOPMENT/MANAGEMENT IN 4 CITIES

# Mahindra Vicino

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## Andheri (E)

**Sales gallery address:** Sales gallery at Mahindra Vicino, 1st Floor, Suren Road,  
Off Western Express Highway, Andheri (E) Toll free: 1800-267-1010

**Registered Office:** Mahindra Lifespace Developers Ltd.,  
5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, Worli, Mumbai 400 018.

MahaRERA registration no.: P51800022067, P51800022126, P51800033415. Available at website: <http://maharera.mahaonline.gov.in>

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